



RECEIVED

By Stephanie Johnson at 3:22 pm, Feb 19, 2025

Tim Callanan
County Administrator, Effingham County
804 S. Laurel Street
Springfield, GA 31329

2/14/2025

Reference: Notice of Annexation Petition regarding parcel 344-3 & 344-3B01

Dear Mr. Callanan

In accordance with O.C.G.A. §§ 36-36-6 and 36-36-111, please be advised that the City of Springfield, Georgia, by the authority vested in the Mayor and Council of the City by Article 2 of Chapter 36, Title 36 of the Official Code of Georgia Annotated, will vote whether or not to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council on April 8, 2025.

The properties being considered for annexation are parcel number 344-3 and 344-3B01 located off Wilder Road and 119 consisting of approximately 32.3 acres in total. A plat and legal description of these properties are enclosed, along with a copy of the annexation petition and a map showing the location of the area to be annexed.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Springfield, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed within 5 business days of receipt of this letter. If the County has an objection under O.C.G.A. § 36-36-113, in accordance with the statutory objection and resolution process, you must notify the City of Springfield within 45 calendar days of the receipt of this notice.

The following public hearings will be held regarding the rezoning of the property being considered for annexation from Effingham County Zoning Classification AR-1 to Springfield Zoning Classification R-2B Townhomes:

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:
March 18, 2025 at 6:00pm**

Sincerely,

Erin Phillips
Director of Planning & Development



City of Springfield

Community Development Department


130 S. Laurel Street
PO Box 1
Springfield, GA 31329
(912) 754-7617

Application for Annexation

Tax Map Number: 0344003 / 03440003B01 Submittal Date: 2/7/2025
S HWY 119, Springfield, GA 31329/
 Address of subject property: 1030 S HWY 119, Springfield, GA 31329
 Owner of Property: 0344003 - Ronald E Rodeffer - 998 HWY 119 S, Springfield, GA 31329
03440003B01 - Judy Robinson Reiser - 998 HWY 119 S, Springfield, GA
 Owner's Address: 31329
 Applicant Name: Neil McKenzie - Coleman Company Inc.
 Applicant phone/email address: 912.200.3041 / nmckenzie@cci-sav.com
 Applicant Mailing Address: 1480 Chatham Parkway Suite 100, Savannah, GA 31405
 Housing Units: TBD Other Buildings: _____
 Total Acreage of Property 0344003 - 10 acres / 03440003B01 - 24.32 acres (32.32 total)

Please Include the Following:

- A. Sketch Site Plan - Show location of existing buildings and other improvements, if applicable.
- B. Property Description - A legal description deed
- C. Copy of Property Plat – most recent recorded plat that shows current acreage.
- D. Current Zoning Certification letter from Effingham County
- E. Petition Requesting Annexation – Owner(s) must complete Page 2.
- F. Authorization by Property Owner – Owner(s) must complete Page 3.

Authentisign

Judy Robinson Reiser 01/31/2025
 Applicant Signature

Petition Requesting Annexation

DATE 2/7/2025

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SPRINGFIELD,
GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Springfield, Georgia, and extend the City boundaries to include the same.

2. The description of such territory area is as follows: S HWY 119, Springfield, GA 31329/
1030 S HWY 119, Springfield, GA 31329
Address/Location of Property: _____

Current Tax Map Number: 0344003 / 03440003B01

See description attached.

3. Is the territory described herein contiguous,
or across the road from the City's current boundaries? X Yes No

4. It is requested that this territory to be annexed shall be zoned:

R-1 R-2A **R-2B** R-3 R-4 B-1 I-1 PUD DT RO AR-1

for the following reasons:

Rezoning to allow for townhomes

WHEREFORE, the Petitioners pray that the City Council of the City of Springfield, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Springfield, Georgia.

Respectfully Submitted,

Authentisign
Judy Robinson Reiser 01/31/2025

Judy Robinson Reiser

Printed Name and Signature of Owner(s)

Authorization by property owner

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Effingham County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

Name of Applicant: Neil McKenzie - Coleman Company Inc.

Address: 1480 Chatham Parkway Suite 100

<u>Savannah, GA 31405</u>		
City	State	Zip Code

Telephone Number: 912-200-3041

 Judy Robinson Reiser 01/31/2025
Signature of Owner

Authorization by property owner

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Effingham County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

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Savannah, GA 31405

City

State

Zip Code

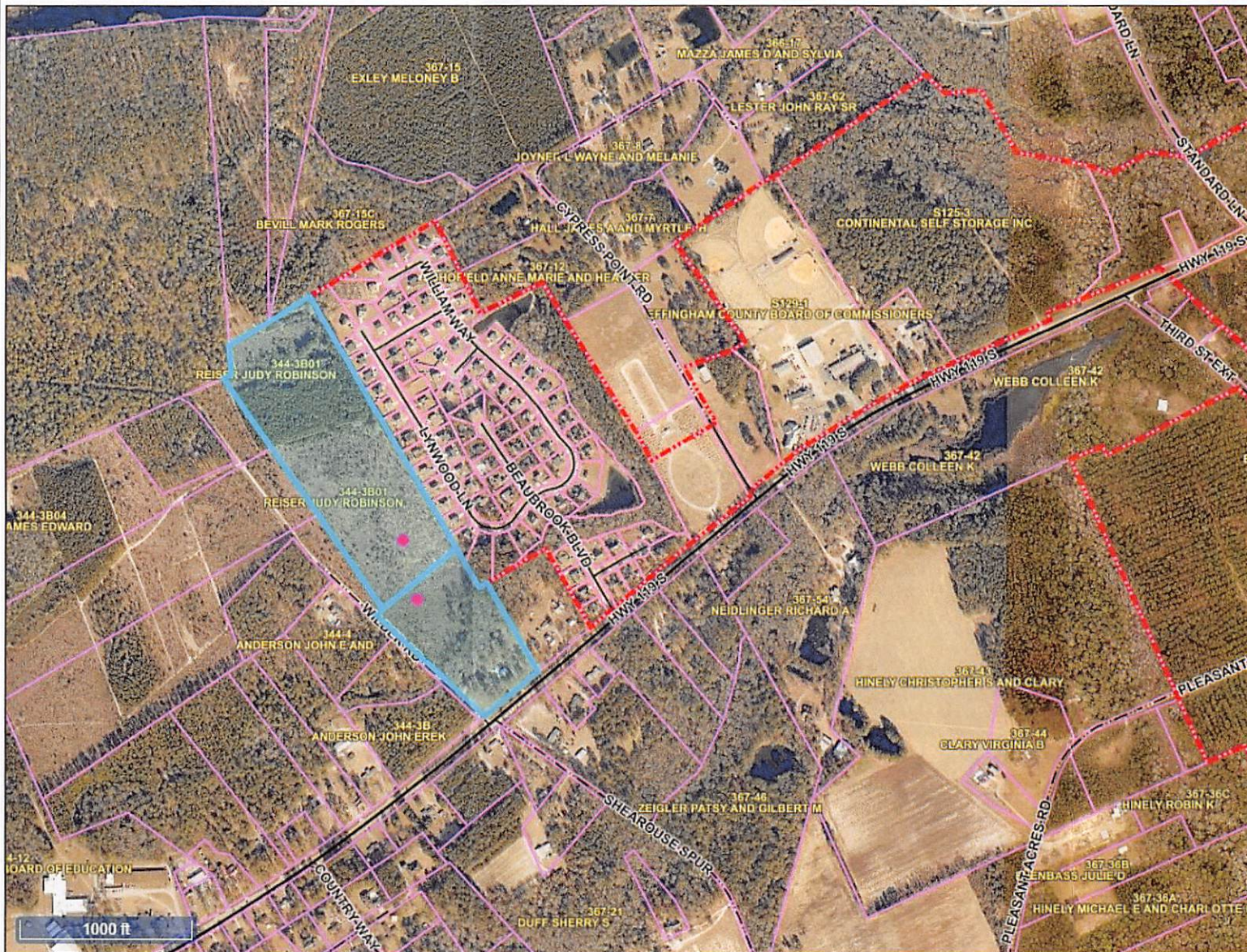
Telephone Number: 912-200-3041

 *Judy Robinson Reiser* 01/31/2025

Signature of Owner



Parcels 344-3 & 344-3B01



Legend

Road Names

Roads

- City Roads
- Private Roads
- County Roads
- State Roads
- Federal Roads
- Unknown Roads
- Proposed Roads

Railroads

- County Parcels
- Effingham County Boundary
- Springfield Parcels
- City Boundary

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

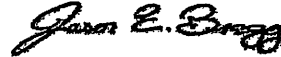


14 Feb, 2025

JAMES M. BRADDO
CLERK OF SUPERIOR COURT
James E. Braddo

[illegible][illegible]

BK: 2908 PG: 924-926
Filed and Recorded
05-10-2024 01:47 PM
DOC# D2024-003408



JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

Real Estate Transfer Tax
Paid : \$ 0.00
PT-61 051-2024-001046

Participant ID: 3883633903

Judy Robinson Reiser
998 Hwy 119 S
Springfield, GA 31329

STATE OF GEORGIA
COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of May, 2024, between, **JOHN EREK**

ANDERSON, JAMES EDWARD ROBINSON and **LUTHER WILLIAM ROBINSON**, of the first
part, and **JUDY ROBINSON REISER**, of the second part:

WITNESSETH that the parties of the first part, for and inconsideration of the sum of Ten
(\$10.00) Dollars in hand paid, the receipt whereof is acknowledged, have bargained, sold and by
these presents do remise, release and forever quitclaim to the party of the second part, his
heirs and assigns, all the rights, title, interest, claim or demand the parties of the first part have
or may have had in and to the following described property, to wit:

**All that certain lot, tract or parcel of land lying and being in the 11th G.M. District
of Effingham County, Georgia, containing 24.321 acres, more or less, and being
designated as Parcel 1-B, as shown on the certain plat of survey prepared by
Wesley Weitman, Registered Land Surveyor, dated March 12, 2024, and recorded
in Plat Book 29, Page 832, Effingham County Records, which plat of survey is by
reference incorporated herein as a part of this description.**

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belongings.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither first parties, nor any other person or persons claiming under first parties shall at any time, by any means or ways, have, claim or demand any rights, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

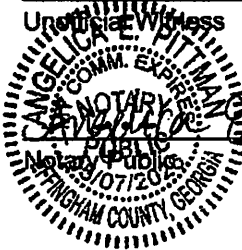
IN THE WITNESS WHEREOF, the said first parties have signed and sealed this deed to the day and year above written.

Signed this 10th day of May,
2024 in the presence of:


JOHN EREK ANDERSON

Marcia f Linnick

Unofficial Witness

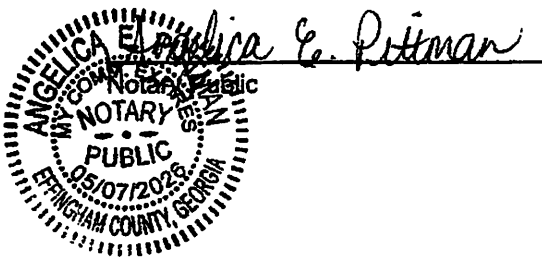


Signed this 10th day of May,
2024 in the presence of:


JAMES EDWARD ROBINSON

Marcia f Linnick

Unofficial Witness



Course	Bearing	Distance
L1	N 66°47'14" E	88.83'
L2	N 84°21'34" E	303.84'
L3	N 65°39'34" E	85.89'
L4	N 60°48'14" E	82.60'
L5	N 53°07'54" E	84.26'
L6	N 38°21'55" W	153.16'
L7	S 20°49'58" E	338.43'
L8	N 43°14'38" W	78.73'
L9	N 82°12'28" W	70.08'
L10	N 05°52'07" W	171.10'



FILED FOR RECORD
 PLAT BOOK D153
 PAGE NO. D1

2014 MAR -5 PM 1:58

ELIZABETH Z. HURSEY
 CLERK E.C.G.S.C.

PROPERTY SURVEY FOR LYNWOOD TEBEAU, ESTATE

LOCATED 1 MILE WEST OF SPRINGFIELD
 IN THE 11TH G. M. D., EFFINGHAM
 COUNTY, GEORGIA

Course	Bearing	Distance
E1	N 47°45'27" W	30.01'
E2	N 41°49'17" E	39.72'
E3	S 48°19'04" E	29.93'
E4	S 41°42'59" W	40.02'

APPROVAL EFFINGHAM COUNTY:

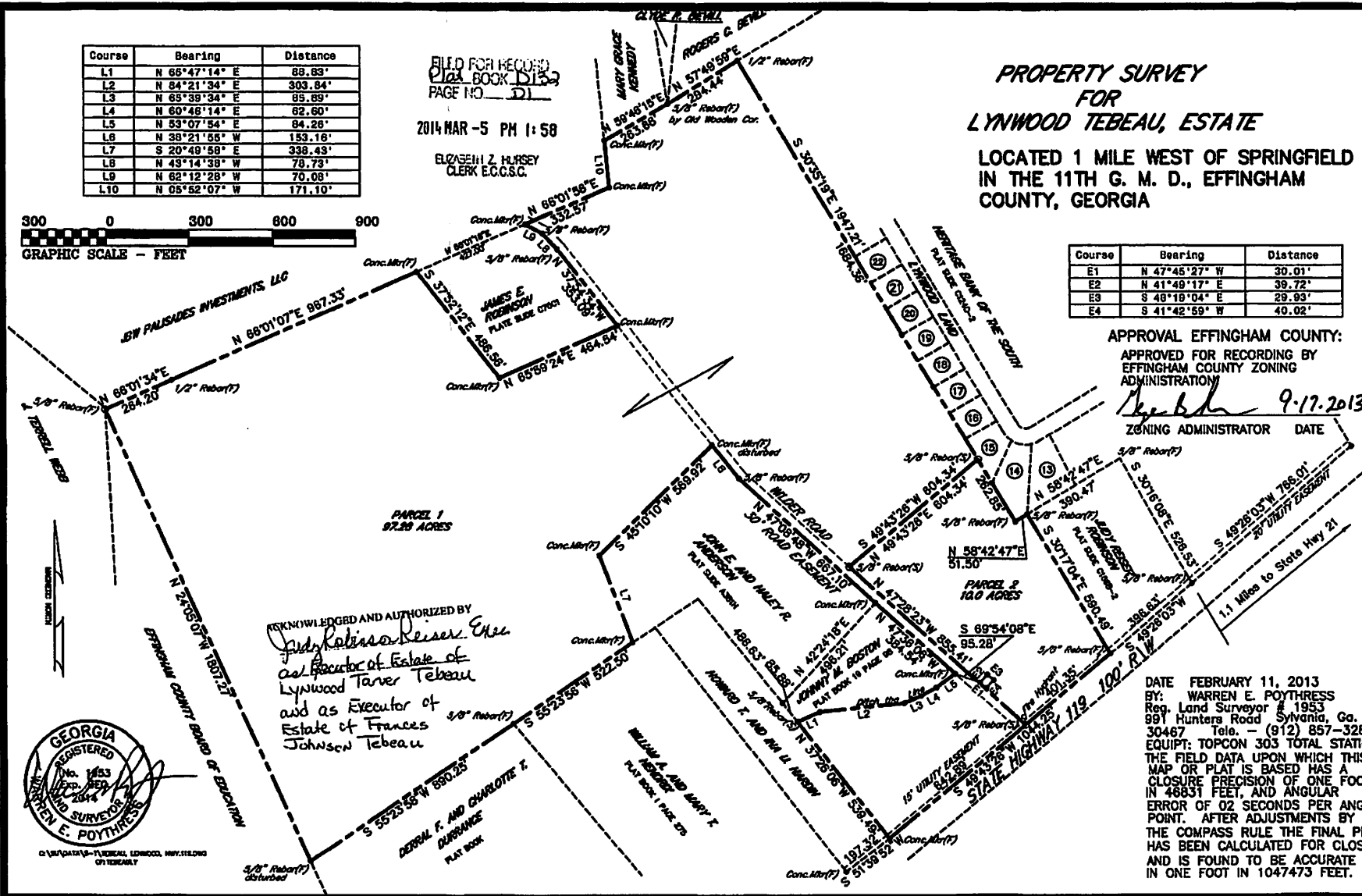
APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION

[Signature] 9.17.2013
 ZONING ADMINISTRATOR DATE

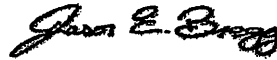
ACKNOWLEDGED AND AUTHORIZED BY
Judith Robinson Reiser, Esq.
 as Executor of Estate of
 Lynwood Taveau Tebeau
 and as Executor of
 Estate of Frances
 Johnson Tebeau



DATE FEBRUARY 11, 2013
 BY: WARREN E. POYTHRESS
 Reg. Land Surveyor # 1953
 991 Hunters Road Sylvania, Ga.
 30467
 Tele. - (912) 857-3288
 EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT
 IN 46831 FEET, AND ANGULAR
 ERROR OF 02 SECONDS PER ANGLE
 POINT. AFTER ADJUSTMENTS BY
 THE COMPASS RULE THE FINAL PLAT
 HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITH-
 IN ONE FOOT IN 104743 FEET.



BK: 2912 PG: 340-341
Filed and Recorded
05-31-2024 04:44 PM
DOC# D2024-003966



JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

Real Estate Transfer Tax
Paid : \$ 0.00
PT-61 051-2024-001212

Participant ID: 3883633903

After Recording, Return To:
The Ratchford Firm
P.O. Box 1039, Springfield, GA 31329

File No. 17-7938

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM) DEED OF ASSENT

THIS INDENTURE made and entered into this 30th day of May, 2024 between Judy Robinson Reiser, the duly constituted and appointed Executor of the Estate of Ronald E. Rodeffer, deceased, of the first part, and Judy Robinson Reiser of the second part,

W I T N E S S E T H:

WHEREAS, Ronald E. Rodeffer, died a resident of Effingham County, Georgia, on the 30th day of April, 2017 leaving a will dated March 15, 2017, which has been probated in solemn form in said County on October 7, 2021, in the Probate Court of Effingham County, State of Georgia, thereof; and

WHEREAS, Judy Robinson Reiser, the appointed Executor of the estate of Ronald E. Rodeffer, having taken her oath on October 7, 2021 and receiving Letters Testamentary, is desirous of finalizing the distribution of the Estate; and,

WHEREAS, the undersigned duly qualified as Executor of the estate and is now administering the estate under the terms of said will and trust; and it has been determined that all debts and claims against the estate have been fully paid; and

WHEREAS, under the terms of said will the following described property located 1030 Highway 119 South, Springfield, Georgia, 31329, was devised to Judy Robinson Reiser.

NOW, THEREFORE, the undersigned, as duly authorized Executor of the Last Will and Testament of Ronald E. Rodeffer, hereby assents to the devise of the hereinafter described property so that full fee-simple title thereto is vested in Judy Robinson Reiser during her lifetime, all as provided in

said will, said property being described as follows, to wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, containing 10.00 acres, more or less, known and designated as Parcel 2, that is shown and more particularly described by the plat of survey made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2013, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet D132, Slide D1, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by Judy Robinson Reiser, as Executor of the Last Will and Testament of Frances Johnson Tebeau to Ronald E. Rodeffer, as evidenced by that certain Executor's Deed dated December 30, 2014, recorded in Deed Book 2274, page 370, aforesaid records.

SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record.

Said property has a current Tax Identification number of 03440003 with a street address of 1030 Highway 119 South, Springfield, Georgia 31329.

TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER

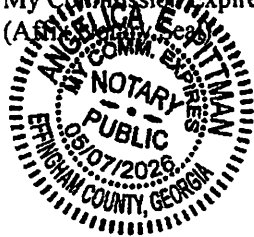
WITNESS my hand and seal, this 30th day of May 2024.

Signed, sealed and delivered this 30th day of May, 2024 in the presence of:

Marcia F. Lencucha
WITNESS

Angelica E. Pittman
NOTARY PUBLIC

My Commission Expires: 5/7/2026
(A)



Judy Robinson Reiser, EXEC
Judy Robinson Reiser Executor of the
Estate of Ronald E. Rodeffer, Deceased